

**BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: November 17, 2004

Division: Growth Management

Bulk Item: Yes No X

Department: Planning and Environmental Resources

AGENDA ITEM WORDING: A public hearing to adopt an ordinance amending sections 9.5-4 and 9.5-266 (Affordable and Employee Housing) of the Land Development Regulations that provides a definition for Employer-Owned Rental Housing and establishes income eligibility requirements for use of Employer-Owned Rental Housing.

(Only one public hearing is required.)

ITEM BACKGROUND: The Board of County Commissioners directed the Planning Staff to prepare an ordinance that provides a separate definition for Employer-Owned Rental Housing and to establish income eligibility requirements. The ordinance was prompted by the requests from large employers, such as Hawk's Cay, for additional language in the Code that will enable them to better respond to their employees' needs for affordable housing. The term Employer-Owned Rental Housing will distinguish it from affordable and employee housing, which are subject to the income requirements in section 9.5-4(A-5) and 9.5-266. The proposed text amendments will set up new income eligibility requirements that will account for the cohabitation of unrelated employees that individually qualify for employee housing but will not qualify collectively.

The tenants' income will be considered individually, rather than collectively, and must not exceed eighty (80) percent of the median adjusted gross income for households within the County. The tenants will also be required to derive at least seventy (70) percent of their income within Monroe County. The employer-owned rental unit would meet all applicable requirements of the United States Department of Housing and Urban Development minimum property standards as to room sizes, fixtures, landscaping and building material, as stated in Section 9.5-4 (A-5).

PREVIOUS RELEVANT BOCC ACTION: None

CONTRACT/AGREEMENT CHANGES: N/A

STAFF RECOMMENDATIONS: Approval

TOTAL COST: N/A **BUDGETED:** Yes N/A No

COST TO COUNTY: N/A **SOURCE OF FUNDS:** N/A

REVENUE PRODUCING: Yes N/A No **AMOUNT PER MONTH** N/A **Year**

APPROVED BY: County Atty X OMB/Purchasing N/A Risk Management N/A

DIVISION DIRECTOR APPROVAL:


Timothy J. McGarry, AICP

DOCUMENTATION: Included X To Follow Not Required

DISPOSITION:

AGENDA ITEM # T-2

**PROPOSED TEXT AMENDMENTS
TO AFFORDABLE AND EMPLOYEE HOUSING**

**SECTIONS 9.5-4 AND 9.5-266
OF THE MONROE COUNTY CODE**

**AMENDMENTS ARE PROPOSED TO THE MONROE
COUNTY CODE TO INSERT A DEFINITION FOR
EMPLOYER-OWNED RENTAL HOUSING AND
LANGUAGE TO ESTABLISH INCOME ELIGIBILITY
REQUIREMENTS FOR THE USE OF EMPLOYER-
OWNED RENTAL HOUSING.**

Development Review Committee	Approval	#D14-04	September 9, 2004
Planning Commission	Approval	#P50-04	September 22, 2004
Growth Management Division Staff	Approval		October 29, 2004

**PLANNING COMMISSION RECOMMENDED
BOCC ORDINANCE**

ORDINANCE NO. -2004

AN ORDINANCE AMENDING SECTIONS 9.5-4 AND 9.5-266 (AFFORDABLE AND EMPLOYEE HOUSING) OF THE MONROE COUNTY LAND DEVELOPMENT REGULATIONS INSERTING A DEFINITION FOR EMPLOYER-OWNED RENTAL HOUSING AND LANGUAGE ESTABLISHING INCOME ELIGIBILITY REQUIREMENTS FOR THE USE OF EMPLOYER-OWNED RENTAL HOUSING; PROVIDING FOR REPEAL OF ALL ORDINANCES INCONSISTENT HEREWITH; PROVIDING FOR INCORPORATION INTO THE MONROE COUNTY CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, as more employers are trying to provide employee housing for their workforce, the Monroe County Code (MCC) must be amended to respond to changes made in the supply of affordable housing; and

WHEREAS, rising property values and the conversion of rental property into transient units have created a shortage of affordable housing for low income workers. These conditions have prompted employers to meet their employees' housing needs, which thereby assist in maintaining a full staff and a reduction in employee turnover; and

WHEREAS, the calculation of income eligibility is much more lenient for households having multiple income earners related by marriage or domestic partnership, as stated in Section 9.5-266(6)k. This situation creates a hardship for single persons seeking both employee housing and roommates to help share the cost of housing; and

WHEREAS, the Planning Department has received requests, from large employers, to propose a separate definition for employer-owned rental housing and to establish income eligibility requirements; and

WHEREAS, the proposed text amendments will set up new income eligibility requirements that will account for the cohabitation of unrelated employees that individually qualify for employee housing but will not qualify collectively; and

WHEREAS, the tenants' income will be considered individually, rather than collectively, and must not exceed eighty (80) percent of the median adjusted gross income for households within the County; and

WHEREAS, the Monroe County Development Review Committee during a regular meeting held on September 9, 2004, **APPROVED** amendments to sections 9.5-4 and 9.5-266 of the Monroe County Code; and

WHEREAS, the Monroe County Planning Commission, during a public meeting held on September 22, 2004, conducted a review and consideration of the amendments to

the Land Development Regulations proposed by the Planning Staff; and

WHEREAS, the Monroe County Planning Commission recommends **APPROVAL** with the condition that tenants of Employer-Owned Rental Housing shall be required to derive at least seventy (70) percent of their income from within Monroe County; and

WHEREAS, The Monroe County Board of County Commissioners met in a public hearing on November 17, 2004, to consider the amendments to the Land Development Regulations proposed by the Planning Staff to increase opportunities for providing workforce housing in the County, **SECTIONS 9.5-4 and 9.5-266**; and

WHEREAS, the Commission finds that the proposed changes are consistent with Section 9.5-511(d)(5)b.(iv) New Issues and (v) Recognition of a need for additional detail or comprehensiveness; and

WHEREAS, the Commission finds that the proposed changes are consistent with the goals of the Monroe County Year 2010 Comprehensive Plan; and

WHEREAS, The Monroe County Board of County Commissioners examined the following information:

1. Staff report prepared by K. Marlene Conaway; and
2. Proposed changes to the Monroe County Land Development Regulations; and
3. The sworn testimony of the Growth Management Staff.

WHEREAS, the Monroe County Board of County Commissioners has made the following Findings of Fact and Conclusions of Law based on the evidence presented:

1. The current ordinance does not adequately address the employee and affordable housing needs in the County; and
2. There is a need for employers to provide employee housing on the site of employment, and
3. Based on the Monroe County Year 2010 Comprehensive Plan, we find that the proposed changes are consistent with its goals.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA THAT:

Section 1. New Section 9.5-4 (E-2), MCC, is hereby amended to read as follows (new language is underlined and deleted language is shown as ~~strike-through~~):

(E-2) Employer-owned rental housing means an attached or detached dwelling unit owned by a firm, business, educational institution, non-governmental or governmental agency, corporation or other entity that is intended to serve as affordable, permanent housing for its employees. This category of employee housing shall be located on the same parcel of land as the non-residential use.

[Renummer exiting Section 9.5-4(E-2) through (E-6) to (E-3) through (E-7)]

Section 2. Amend Section 9.5-266(a) as follows:

Section 9.5-266 (a) (6) c.

The use of the affordable or employee housing dwelling unit, is restricted for a period of at least fifty (50) years to households that meet the requirements of paragraph (6) a. or (6) b. above, except that the use of employer-owned rental housing is subject to the special requirements of paragraph (6) l. below.

Section 9.5-266 (a) (6) k.

Except for tenants of employer-owned rental housing, as set forth in paragraph (6) l. below, the income of eligible households shall be determined by counting only the first and highest paid forty (40) hours of employment per week of each unrelated adult. For a household containing adults related by marriage or a domestic partnership registered with the county, only the highest sixty (60) hours of the combined employment hours shall be counted, which shall be considered to be seventy-five (75) percent of the adjusted gross income. The income of dependents regardless of age shall not be counted in calculating a household's income.

Section 9.5-266 (a) (6) l.

In the special case of employer-owned rental housing, as defined in Section 9.5-4, employees shall be eligible as tenants of the affordable rental housing, if the income of each tenant, as determined following the requirements in Section 9.5-266(a)(6)k above, is no more than the eighty (80) percent of the median income adjusted gross income for households within the County. The tenants of this affordable employee housing shall be required to derive at least seventy (70) percent of their income from within Monroe County. The maximum occupancy of employer-owned rental housing for employees shall be no more than two tenants per bedroom; with a maximum of three (3) bedrooms per unit. The total monthly lease charged tenants for each dwelling unit shall not exceed thirty (30) percent of the median adjusted gross annual income for households within Monroe County, divided by twelve (12).

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Section 3. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 4. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of said conflict.

Section 5. The provisions of this ordinance shall be included and incorporated in the Code of Ordinances of the County of Monroe, Florida, as an addition, or amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

Section 6. This ordinance shall take effect immediately upon receipt of the official notice from the Office of the Secretary of State of the State of Florida that this ordinance has been filed with said Office.

Section 7. The Clerk of the Board is hereby directed to forward a copy of this Ordinance to the Municipal Code Corporation for incorporation into the Monroe County Code of Ordinances.

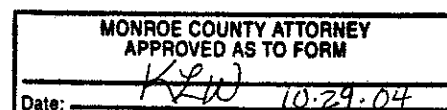
PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida at a regular meeting held on the ____ day of _____ 2004.

Mayor Murray Nelson
Mayor Pro Tem David P. Rice
Commissioner Charles "Sonny" McCoy
Commissioner George Neugent
Commissioner Dixie Spehar

BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA

BY _____
Mayor Murray Nelson

Signed this _____ day of _____, 2004



BOCC STAFF REPORT

MEMORANDUM

TO: The Monroe County Board of County Commissioners

FROM: K. Marlene Conaway

DATE: October 20, 2004

MEETING DATE: November 17, 2004

RE: **Text Amendments that will insert a definition for Employer-Owned Rental Housing and language to establish income eligibility requirements for use of Employer-Owned Rental Housing**

I. BACKGROUND

As more employers are trying to provide employee housing for their workforce, the Monroe County Code (MCC) must be amended to respond to changes made in the supply of affordable housing. Rising property values and the conversion of rental property into transient units have created a shortage of affordable housing for low income workers. These conditions have prompted employers to meet their employees' housing needs, which thereby assist in maintaining a full staff and a reduction in employee turnover.

The Planning Department has received requests from large employers to propose a separate definition for employer-owned rental housing and to establish income eligibility requirements. The term Employer-Owned Rental Housing will distinguish it from affordable and employee housing, which are subject to the income requirements in sections 9.5-4 (A-5) and 9.5-266. The proposed text amendments will set up new income eligibility requirements that will account for the cohabitation of unrelated employees that individually qualify for employee housing but will not qualify collectively.

This text change was reviewed and recommended for **APPROVAL** at the Development Review Committee public meeting of September 9, 2004.

This text change was reviewed and recommended for **APPROVAL** at the Planning Commission public meeting of September 22, 2004.

II. ANALYSIS

Currently, the calculation of income eligibility is much more lenient for households having multiple income earners related by marriage or domestic partnership, as stated in Section 9.5-266(6)k. This situation creates a hardship for single persons seeking both employee housing and roommates to help share the cost of housing. The proposed text

amendments would create a more equable living situation for single adults by allowing a situation where four employees can share a two bedroom employee housing unit.

The tenants' income will be considered individually, rather than collectively, and must not exceed eighty (80) percent of the median income adjusted gross income for households within the County. The tenants will also be required to derive at least seventy (70) percent of their income from within Monroe County. The employer-owned rental unit would meet all applicable requirements of the United State Department of Housing and Urban Development minimum property standards as to room sizes, fixtures, landscaping and building materials, as stated in Section 9.5-4 (A-5).

III. FINDINGS OF FACT

1. The Commission finds that the proposed definition and income requirements provide employers with an opportunity to satisfy their employees need for housing.
2. The Commission finds that the proposed changes are consistent with Section 9.5-511(d)(5)b(v) which states that the amendments are permitted in recognition of the need for additional detail or comprehensiveness.
3. The Commission finds that the proposed changes are consistent with the goals of the Monroe County Year 2010 Comprehensive Plan.

IV. PROPOSED TEXT

Underlined text is new.

Section 9.5-4 (E-2) New Definition

(E-2) Employer-owned rental housing means an attached or detached dwelling unit owned by a firm, business, educational institution, non-governmental or governmental agency, corporation or other entity that is intended to serve as affordable, permanent housing for its employees. This category of employee housing shall be located on the same parcel of land as the non-residential use.

[Renummer exiting Section 9.5-4(E-2) through (E-6) to (E-3) through (E-7)]

Amend Section 9.5-266 (a) (6) c.

The use of the affordable or employee housing dwelling unit, is restricted for a period of at least fifty (50) years to households that meet the requirements of paragraph (6) a or (6) b above, except that the use of employer-owned rental housing is subject to the special requirements of paragraph (6) 1 below.

Amend Section 9.5-266 (a) (6) k.

Except for tenants of employer-owned rental housing, as set forth in paragraph (6) l below, the income of eligible households shall be determined by counting only the first and highest paid forty (40) hours of employment per week of each unrelated adult. For a household containing adults related by marriage or a domestic partnership registered with the county, only the highest sixty (60) hours of the combined employment hours shall be counted, which shall be considered to be seventy-five (75) percent of the adjusted gross income. The income of dependents regardless of age shall not be counted in calculating a household's income.

Amend Section 9.5-266 (a) (6) l.

In the special case of employer-owned rental housing, as defined in Section 9.5-4, employees shall be eligible as tenants of the affordable rental housing, if the income of each tenant, as determined following the requirements in Section 9.5-266(a)(6)k above, is no more than the eighty (80) percent of the median income adjusted gross income for households within the County. The tenants of this affordable employee housing shall be required to derive at least seventy (70) percent of their income from within Monroe County. The maximum occupancy of employer-owned rental housing for employees shall be no more than two tenants per bedroom; with a maximum of three (3) bedrooms per unit. The total monthly lease charged tenants for each dwelling unit shall not exceed thirty (30) percent of the median adjusted gross annual income for households within Monroe County, divided by twelve (12).

V. RECOMMENDATIONS

Based on the Findings of Fact above, Planning Commission recommends **APPROVAL** to the Board of County Commissioners of the proposed amendment to Section 9.5-4 (E-2) and 9.5-266 of the Monroe County Code.

PC RESOLUTION

PLANNING COMMISSION RESOLUTION NO P50-04

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION RECOMMENDING APPROVAL TO THE BOARD OF COUNTY COMMISSIONERS OF THE REQUEST FILED BY THE PLANNING DEPARTMENT FOR AN AMENDMENT TO THE MONROE COUNTY LAND DEVELOPMENT REGULATIONS SECTIONS 9.5-4 AND 9.5-266. THIS PROPOSED AMENDMENT INCREASES OPPORTUNITIES FOR PROVIDING HOUSING FOR THE COUNTY WORKFORCE.

WHEREAS, as more employers are trying to provide employee housing for their workforce, the Monroe County Code (MCC) must be amended to respond to changes made in the supply of affordable housing; and

WHEREAS, rising property values and the conversion of rental property into transient units have created a shortage of affordable housing for low income workers. These conditions have prompted employers to meet their employees' housing needs, which thereby assist in maintaining a full staff and a reduction in employee turnover; and

WHEREAS, the calculation of income eligibility is much more lenient for households having multiple income earners related by marriage or domestic partnership, as stated in Section 9.5-266(6)k. This situation creates a hardship for single persons seeking both employee housing and roommates to help share the cost of housing; and

WHEREAS, the Planning Department has received requests, from large employers, to propose a separate definition for employer-owned rental housing and to establish income eligibility requirements; and

WHEREAS, the proposed text amendments will set up new income eligibility requirements that will account for the cohabitation of unrelated employees that individually qualify for employee housing but will not qualify collectively; and

WHEREAS, the tenants' income will be considered individually, rather than collectively, and must not exceed eighty (80) percent of the median adjusted gross income for households within the County. The tenants will also be required to derive at least seventy (70) percent of their income within Monroe County; and

WHEREAS, the Monroe County Planning Commission, during a regular meeting held on September 22, 2004, conducted a review and consideration of the amendments to the Land Development Regulations proposed by the Planning Staff to increase opportunities for providing workforce housing in the County, sections 9.5-4 and 9.5-266; and

WHEREAS, The Development Review Committee conducted a review and consideration of the proposed amendments on September 9, 2004 and recommended **approval** to the Monroe County Planning Commission; and

WHEREAS, The Planning Commission was presented with the following evidence, which by reference is hereby incorporated as part of the record of said hearing;

1. Staff report prepared by Bethany Wagner, Planner, dated 8/26/04;
2. Proposed changes to the Monroe County Land Development Regulations;
3. The sworn testimony of the Growth Management Staff;
4. The advise of John Wolfe, Planning Commission Counsel;
5. Comments by the public; and

WHEREAS, the Planning Commission has made the following Findings of Fact and Conclusions of Law based on the evidence presented:

1. The current ordinance does not adequately address the employee and affordable housing needs in the County; and
2. There is a need for employers to provide employee housing on the site of employment, and
3. Based on the Monroe County Year 2010 Comprehensive Plan, we find that the proposed changes are consistent with its goals. **NOW THEREFORE;**

BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law support its decision to recommend **APPROVAL** to the Board of County Commissioners of the addition to the text of the Monroe County Land Development Regulations, sections 9.5-4 and 9.5-266 as follows:

Section 9.5-4 (E-2) New Definition

(E-2) *Employer-owned rental housing* means an attached or detached dwelling unit owned by a firm, business, educational institution, non-governmental or governmental agency, corporation or other entity that is intended to serve as affordable, permanent housing for its employees. This category of employee housing shall be located on the same parcel of land as the non-residential use.

[Renumber exiting Section 9.5-4(E-2) through (E-6) to (E-3) through (E-7)]

Amend Section 9.5-266 (a) (6) c.

The use of the affordable or employee housing dwelling unit, is restricted for a period of at least fifty (50) years to households that meet the requirements of paragraph (6) a or (6) b above, except that the use of employer-owned rental housing is subject to the special requirements of paragraph (6) l below.

Amend Section 9.5-266 (a) (6) k.

Except for tenants of employer-owned rental housing, as set forth in paragraph (6) l below, the income of eligible households shall be determined by counting only the first and highest paid forty (40) hours of employment per week of each unrelated adult. For a household containing adults related by marriage or a domestic partnership registered with the County, only the highest sixty (60) hours of the combined employment hours shall be counted, which shall be considered to be seventy-five (75) percent of the adjusted gross income. The income of dependents regardless of age shall not be counted in calculating a household's income.

Amend Section 9.5-266 (a) (6) l.

In the special case of employer-owned rental housing, as defined in Section 9.5-4, employees shall be eligible as tenants of the affordable rental housing, if the income of each tenant, as determined following the requirements in Section 9.5-266(a)(6)k above, is no more than the eighty (80) percent of the median income adjusted gross income for households within the County. The tenants of this affordable employee housing shall be required to derive at least seventy (70) percent of their income within Monroe County. The maximum occupancy of employer-owned rental housing for employees shall be no more than two tenants per bedroom; with a maximum of three (3) bedrooms per unit. The total monthly lease charged tenants for each dwelling unit shall not exceed thirty (30) percent of the median adjusted gross annual income for households within Monroe County, divided by twelve (12).

PASSED AND ADOPTED by the Planning Commission of Monroe County, Florida, at a regular meeting held on the 22nd day of September 2004.

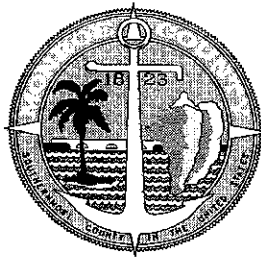
Chair Lynn C. Mapes	<u>YES</u>
Vice Chair Denise Werling	<u>YES</u>
Commissioner David C. Ritz	<u>YES</u>
Commissioner Julio Margalli	<u>YES</u>
Commissioner James Cameron	<u>YES</u>

PLANNING COMMISSION OF MONROE COUNTY, FLORIDA

BY _____
Lynn C. Mapes, Chair

Signed this _____ day of _____, 2004

DRC RESOLUTION



DEVELOPMENT REVIEW COMMITTEE RESOLUTION #D14-04

A RESOLUTION BY THE MONROE COUNTY DEVELOPMENT REVIEW COMMITTEE RECOMMENDING **APPROVAL** TO THE MONROE COUNTY PLANNING COMMISSION OF AN AMENDMENT TO THE MONROE COUNTY LAND DEVELOPMENT REGULATIONS THAT WILL INSERT A DEFINITION FOR EMPLOYER-OWNED RENTAL HOUSING AND LANDGUAGE TO ESTABLISH INCOME ELIGIBILITY REQUIREMENTS FOR USE OF EMPLOYER-OWNED RENTAL HOUSING IN THE MONROE COUNTY LAND DEVELOPMENT REGULATIONS BY AMENDING SECTIONS 9.5-4 AND 9.5-266.

WHEREAS, the Monroe County Development Review Committee during a regular meeting held on September 9, 2004, conducted a review and consideration of amendments to sections 9.5-4 and 9.5-266 of the Monroe County Land Development Regulations; and

WHEREAS, the Development Review Committee examined the following information:

1. The staff report prepared by Bethany Wagner, Planner dated 8/26/04, which includes the proposed changes to the Land Development Regulations;
2. Comments made by the Development Review Committee; and

WHEREAS, the Development Review Committee has made the following Findings of Fact and Conclusion of Law based on the information in the staff report:

Based on the staff report, we find that the proposed amendments are consistent with the Goals of the Monroe County Year 2010 Comprehensive Plan and Section 9.5-511(b) of the Land Development Regulations.

NOW THEREFORE, BE IT RESOLVED BY THE DEVELOPMENT REVIEW COMMITTEE OF MONROE COUNTY, FLORIDA, that the preceding finding of fact supports their decision to recommend **APPROVAL** to the Monroe County Planning Commission of the amendments to the proposed text of the Monroe County Land Development Regulations as requested by the Monroe County Planning Department as follows:

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REVISIONS TO EMPLOYEE HOUSING (AKA "WORKFORCE" HOUSING)

Section 9.5-4 (E-2) New Definition

(E-2) Employer-owned rental housing means an attached or detached dwelling unit owned by a firm, business, educational institution, non-governmental or governmental agency, corporation or other entity that is intended to serve as affordable, permanent housing for its employees. This category of employee housing shall be located on the same parcel of land as the non-residential use.

[Renumber exiting Section 9.5-4(E-2) through (E-6) to (E-3) through (E-7)]

Amend Section 9.5-266 (a) (6) c.

The use of the affordable or employee housing dwelling unit, is restricted for a period of at least fifty (50) years to households that meet the requirements of paragraph (6) a or (6) b above, except that the use of employer-owned rental housing is subject to the special requirements of paragraph (6) l. below.

Amend Section 9.5-266 (a) (6) k.

Except for tenants of employer-owned rental housing, as set forth in paragraph (6) l below, the income of eligible households shall be determined by counting only the first and highest paid forty (40) hours of employment per week of each unrelated adult. For a household containing adults related by marriage or a domestic partnership registered with the county, only the highest sixty (60) hours of the combined employment hours shall be counted, which shall be considered to be seventy-five (75) percent of the adjusted gross income. The income of dependents regardless of age shall not be counted in calculating a household's income.

Amend Section 9.5-266 (a) (6) l.

- (2) In the special case of employer-owned rental housing, as defined in Section 9.5-4, employees shall be eligible as tenants of the affordable rental housing, if the income of each tenant, as determined following the requirements in Section 9.5-266(a)(6)k above, is no more than the eighty (80) percent of the median income adjusted gross income for households within the County. The tenants of this affordable employee housing shall be required to derive at least seventy (70) percent of their income from employment with the firm, business, educational institution, non-governmental or governmental agency, corporation or other entity owning the rental unit. The maximum occupancy of employer-owned rental housing for employees shall be no more than two tenants per bedroom; with a maximum of three (3) bedrooms per unit. The total monthly lease charged tenants for each dwelling unit shall not exceed thirty (30) percent of the median adjusted gross annual income for households within Monroe County, divided by twelve (12).

PASSED AND ADOPTED by the Development Review Committee of Monroe County, Florida
at a regular meeting held on the 9th day of September 2004.

Aref Joulani, Sr. Administrator, Development Review and Design	<u>YES</u>
Bethany Wagner, Planner	<u>YES</u>
Ralph Goulby, Environmental Resources Senior Administrator	<u>YES</u>
Department of Health (by fax)	<u>YES</u>
Department of Public Works (by fax)	<u>YES</u>
Department of Engineering (by fax)	<u>YES</u>

DEVELOPMENT REVIEW COMMITTEE OF MONROE COUNTY, FLORIDA

By  _____
Aref Joulani, DRC Chair

Signed this 29 day of October, 2004.